LU/333/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Extensions and solar panels to bungalow 14 Lundy Close Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension; 4.2m in width, 6.5m in length, 4.4m in height Single storey side extension, to serve as garage; 3.2m in width, 5.7m in length, 4m in height Single storey rear conservatory; 4m in length, 4.2 in width, 3.2m in height 4 x solar panels to roof
SITE AREA	578 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Mixture of hedging and fence to north-east and north-west boundaries, approximately 1.2 – 1.8m in height
SITE CHARACTERISTICS	Detached bungalow property with tiled roof
CHARACTER OF LOCALITY	Residential. Properties of similar style and design. Open character

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/186/74	Conservatory extension to private dwelling	Approved Conditionally 03-07-1974

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
9 letters of objection (4 of the letters from two households)	• Residential area not suitable for wind turbine, would be continual noise irritation and disturbance and visual eyesore • Garage will extend right up the boundary and severely restrict light to windows of neighbouring property

LU/333/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	• Foundations encroach onto neighbour's land • Assume existing garage to be demolished

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Environmental Health	There is insufficient information with regard to noise to support this application. The information available indicates that the noise levels produced at certain wind speeds may be sufficient to cause disturbance, particularly at night, on neighbouring property which appears to be less than 10m away. Unless further information can be obtained indicating that noise from the turbine will not affect the amenity of nearby residents. Planning permission should be refused.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 : Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity of the locality.

COMMENT ON CONSULTATION RESPONSES

Noted. The applicant has omitted the wind turbine from the proposal.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. The applicant has omitted the wind turbine from the proposal. Relevant development plan policies do not prohibit extensions being built to abut boundary. For reasons as set out in the conclusions section of this report, the remaining development is not considered detrimental to residential amenities

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LU/333/07

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The extension will abut the north-west boundary. However the extension is single storey in design (so avoiding adverse overbearing and overshadowing effect) and maximum boundary screening erected under "permitted development" (2m close boarded fencing) would mitigate the majority of overlooking, so that remaining would not considered be adverse. Boundary screening and sufficient distance being retained between proposal and remaining boundaries, avoids adverse impact onto remaining neighbouring properties.

The extension is visually integrated to the existing property and sufficient set back distance ensures no detrimental impact on the street scene. The solar panels do not protrude significantly above the roofline to be considered obtrusive. It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:LU/333/07/ 22/10

LITTLEHAMPTON LU/333/07/

Extensions and solar panels to bungalow

14 Lundy Close
Littlehampton

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The materials and finishes of the external walls and roofs of the extensions and plinth wall of the conservatory hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north-west gable, and at or above eaves height of the side extensions hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

LITTLEHAMPTON LU/333/07/

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.